

EWLVD IAG MEETING: LANDMARK REDEVELOPMENT

Welcome

Due to the COVID-19 Pandemic emergency, the April 28, 2021 meeting of the Eisenhower West Landmark Van Dorn Implementation Advisory Group is being held electronically pursuant to Virginia Code Section 2.2-3708.2(A)(3), the Continuity of Government ordinance adopted by the City Council on June 20, 2020 or Sections 4-0.00(g) in HB29 and HB30 to undertake essential business. All members of the Advisory Group and staff are participating from remote locations through a Zoom Webinar.

Welcome!

The Eisenhower West Landmark Van Dorn
Implementation Advisory Group Meeting
on the [Landmark Redevelopment](#)
will begin shortly at 6 pm

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Agenda

Agenda & Presenters

1. **Ground Rules, Process & Project Overview (5 min)**
2. **Environmental Sustainability (25 min)**
3. **Advisory Group Discussion/ Community Q&A (35 min.)**
4. **Multi-modal Transportation & Connectivity (20 min)**
5. **Advisory Group Discussion/ Community Q&A (35 min.)**
6. **Next Steps**

Staff:

- *Jeff Farner, Deputy Director, COA Dept. of Planning & Zoning*
- *Ashley Labadie, AICP, Urban Planner, COA Dept. of Planning & Zoning*
- *Ellen Eggerton, Sustainability Coordinator, COA Dept. of T&ES*
- *Melanie Mason, Principal Planner, Stormwater Management, COA Dept. of T&ES*
- *Chris Ziemann, Division Chief, Transportation Planning, COA Dept. of T&ES*
- *Ryan Knight, Civil Engineer IV, Traffic Engineering, COA Dept. of T&ES*

Applicant:

- *Bob Abt, Vice President Development, Foulger-Pratt*
- *James Kelly, Vice President Development, Foulger-Pratt*
- *Jonathan Rak, Partner, McGuireWoods*
- *Tom McDuffie, President, Inova Realty*
- *Tom Wong, Design Partner, Ennead Architects*
- *Cathy Puskar, Partner, Walsh Colucci Lubeley & Walsh*

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Meeting Ground Rules

Meeting Ground Rules

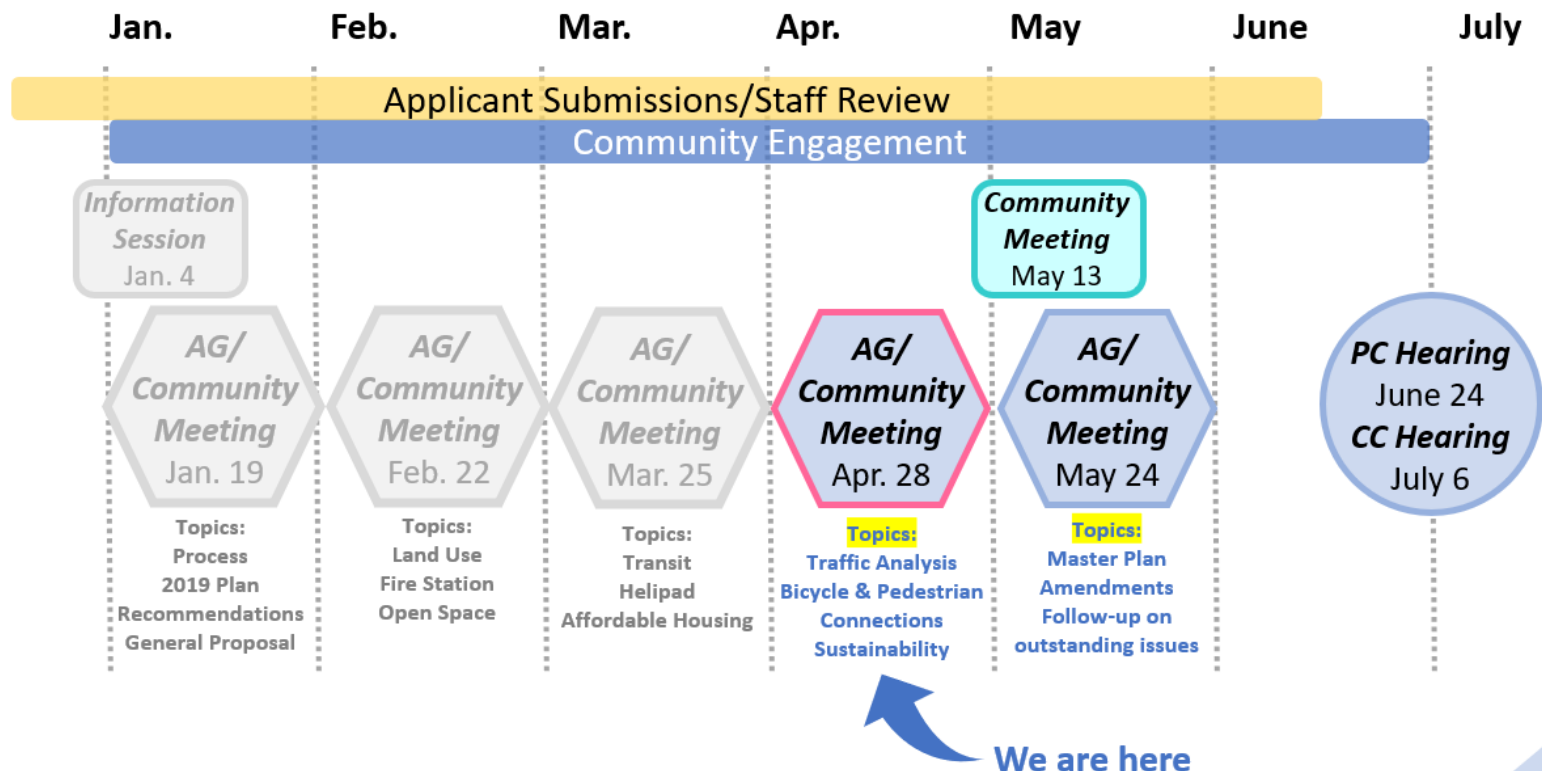
- Treat each other with respect
- Only one person speaks at a time
- Give everyone a chance to participate equally; avoid dominating
- Listen as an ally, not an adversary. Everyone should feel comfortable expressing their opinion regardless of differences
- Ask for clarification; don't assume you know what someone means
- Don't characterize other people's views in or outside a group's meetings
- Mute yourself if you are not speaking



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Entitlement Process

Landmark MPA/CDD/Rezoning Schedule



AG = Eisenhower West/Landmark Van Dorn Advisory Group
 CC = City Council
 PC = Planning Commission

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Project Overview

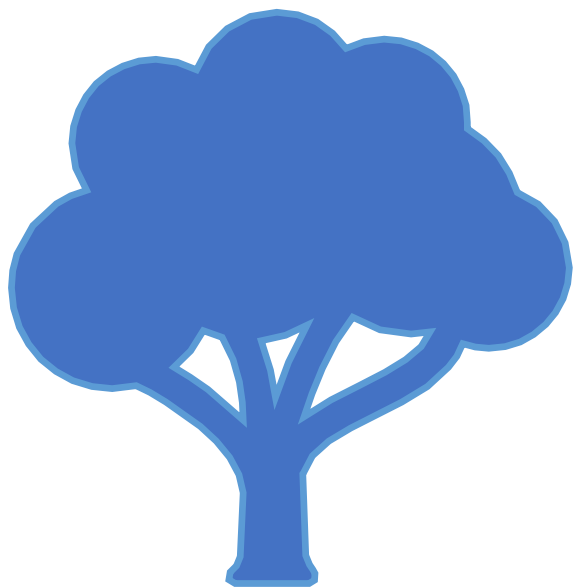
A **catalyst** for the West End and a **gathering place** for all

For illustrative purposes only



Revitalization of 52-acre unoccupied mall site into a mixed-use, walkable urban village

- ✓ **≈ 4 million square feet**, anchored by a world-class 1+ million-SF Inova Hospital
- ✓ **Diverse offering of rental and for-sale housing opportunities** – including affordable housing, senior housing, market-rate apartments, condos, and townhouses
- ✓ **Complementary mix of vibrant and active retail, commercial, entertainment and green space offerings** – integrated into a cohesive neighborhood
- ✓ **Improved integration** with adjacent neighborhood.



ENVIRONMENTAL SUSTAINABILITY

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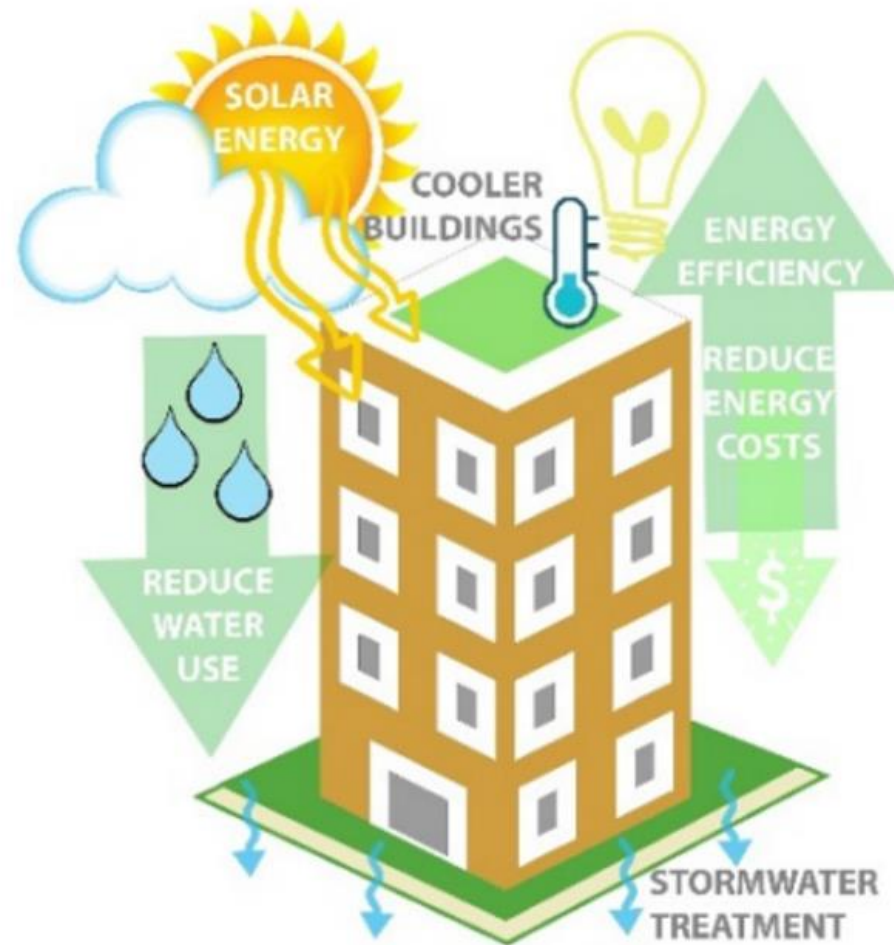
Sustainability Overview: City-wide Guidance for New Construction

2019 Environmental Action Plan 2040 (EAP):

- Strategic City-wide sustainability plan focusing on 10 main sustainability target areas
- City-wide goal of 50% reduction in greenhouse gas emissions by 2030 citywide; 80-100% reduction by 2050

2019 Green Building Policy (GBP) updated to reflect:

- LEED Silver plus priority performance points
- Improved building energy efficiency
- Renewable energy
- Water management



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Sustainability: Goals of the Landmark/Van Dorn Corridor Plan

Goals:

- Reduce emissions;
- Increase energy efficiency;
- Reduce impervious areas; and
- Enhance water quality

How:

- Transform mostly impervious, single-use (shopping mall) site into a walkable, mixed-use (residential, commercial, institutional) neighborhood
- Across the site, incorporate significant stormwater quality improvement and quantity management, including 40% phosphorous removal (twice as much treatment), where none exists today
- Increase ground level open space, trees and vegetation replacing existing surface parking lots and buildings
- Increase and improve pedestrian and bicycle connections to, within, and along the site
- Improve regional transit hub
- Construct energy efficient buildings



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Sustainability: Master Development

Existing Conditions

- **44.7 acres** of the 51.3-acre site are currently impervious
- **No** existing **Stormwater Management** detention
- **No** existing **Best Management Practices (BMPs)**, meaning the water is not “treated” before leaving the site
- **No** green roofs or green public space and extremely minimal tree canopy and green open space
- **No** green building elements in existing structures



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Sustainability: Small Area Plan Recommendations

Site Infrastructure

- ✓ Replace 1960's monolithic structure with urban, walkable street grid and energy efficient buildings
- ✓ Installation of site wide enhanced storm water management practices (40% phosphorous removal)

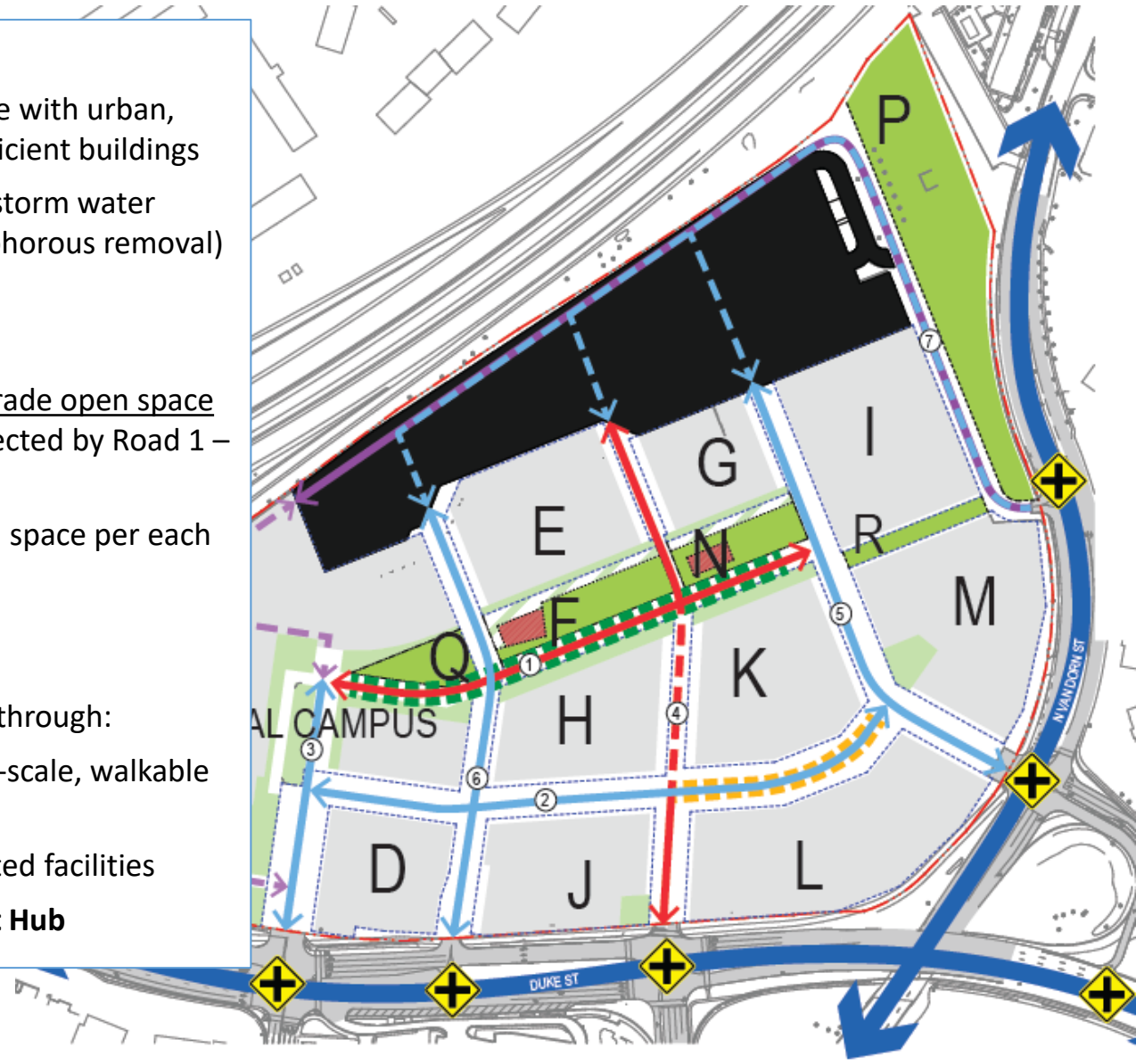
Green Space

- ✓ **4+ acres** of publicly accessible at-grade open space that is physically and visually connected by Road 1 – creating a “**green street**”.
- ✓ Additional at- or above-grade open space per each Development Block

Multimodal Transportation

Reducing the need for vehicular travel through:

- ✓ **Pedestrian**-friendly network urban-scale, walkable development blocks and parks
- ✓ **Bicycle**-friendly streets and dedicated facilities
- ✓ Regional and locally serving **Transit Hub**



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Sustainability: Master Development Additional Commitments

Additional District Wide Sustainable Commitments

- Entire district will be LEED ND Certified

Additional Sustainability Efforts (**Blocks Excluding Hospital Campus**)

- All new buildings will be designed to be “solar ready” and all roofs built to be “solar ready”
- All new buildings will have high performance facades and efficient indoor systems reducing carbon emissions
- All new buildings will provide a 5% reduction in embodied carbon
- Green roofs equal to at least 30% of roof area of podium level for new multi-family
- Multifamily residential buildings will be limited to electrical service; except: retail, emergency power, and DOAS/amenity
- Provide ~100+ EV charging stations across existing and new parking spaces

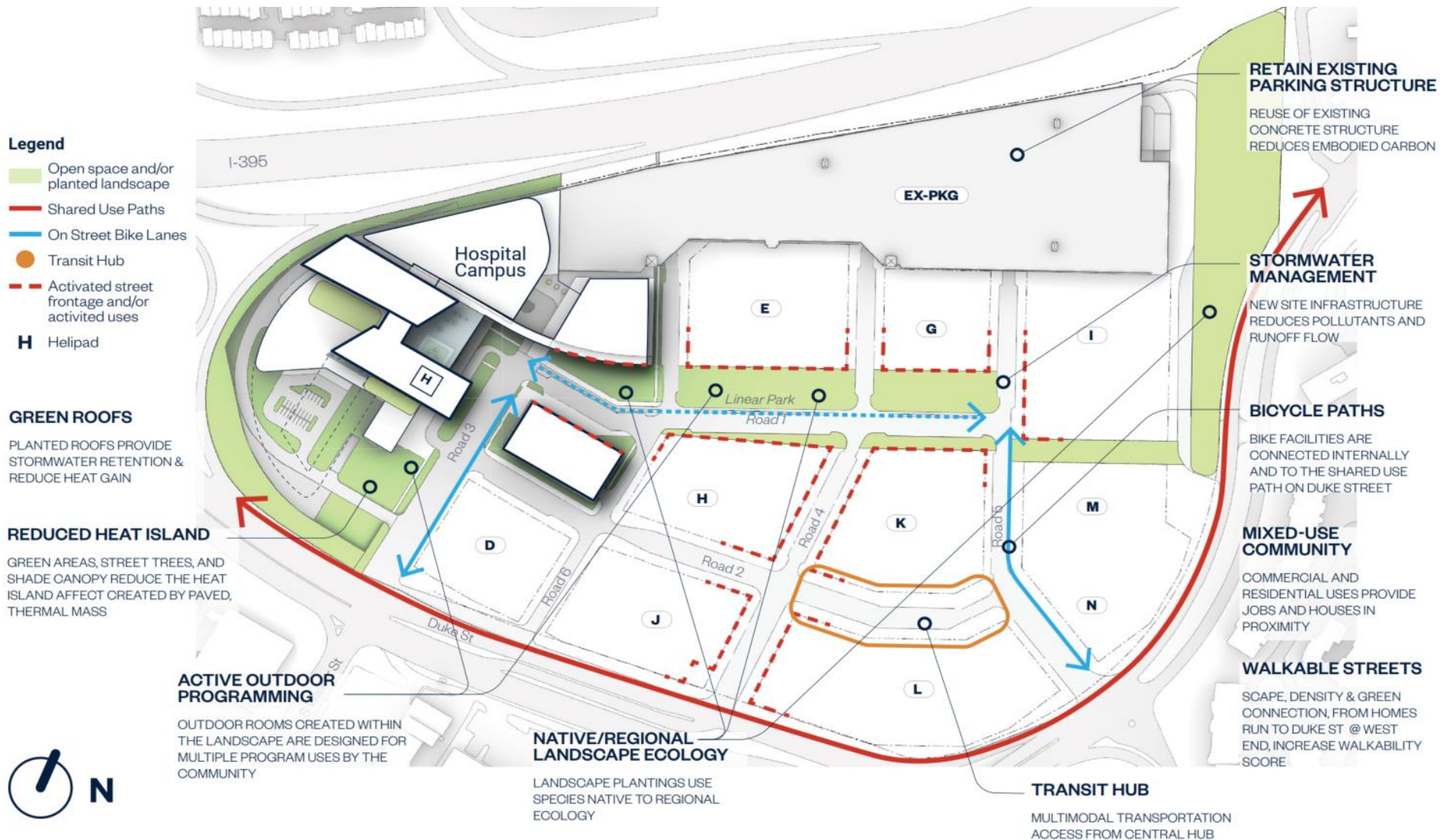


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Sustainability: Master Development

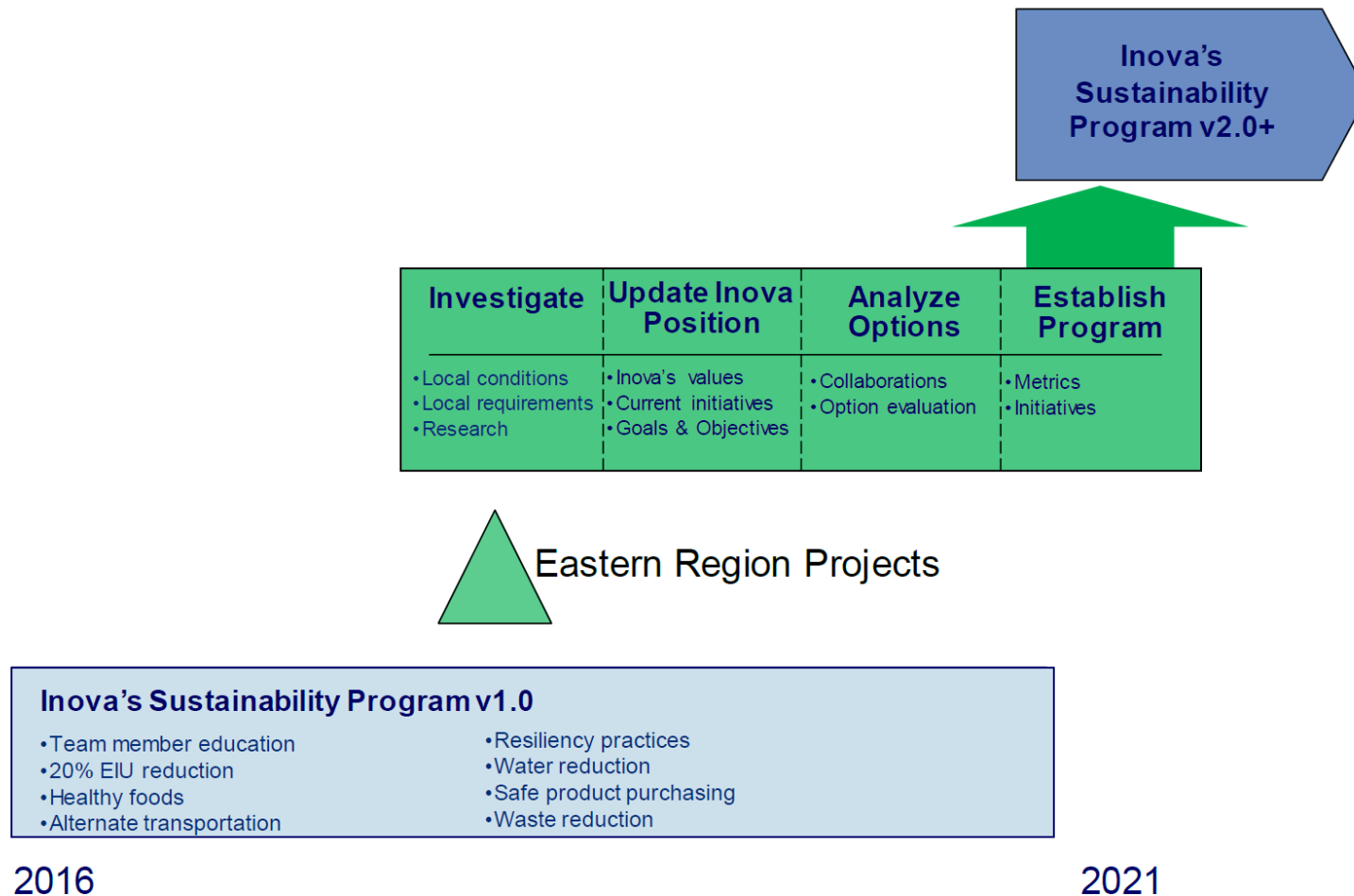
Applicant Proposal: LEED Neighborhood Development (LEED ND)



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Sustainability: Hospital Campus

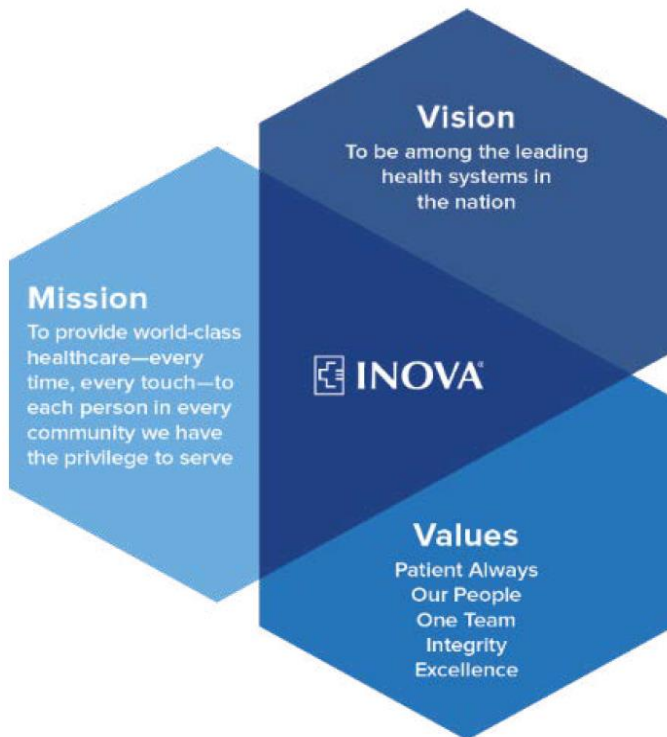
Elevating Inova's Sustainability Program



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Sustainability: Hospital Campus

Inova's Grounding Mission, Vision & Values



- Our Mission, Vision & Values define us and drive all we do
- Fundamentally people-centered – our patients, our team members, our partners
- Commitment to serve Northern Virginia communities
- Not-for-profit stewardship of resources
- Unified, transforming health system – our drive to excellence

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Sustainability: Hospital Campus

Inova's Guiding Principles for Sustainability

What We Stand For

- Healthy people and healthy communities require a healthy environment.
- We view our sustainability program as an essential means by which we live Inova's Mission, Vision & Values.
- As a citizen of the communities we serve and as Northern Virginia's largest employer and health care resource, we must meaningfully address sustainability, individually and as a key partner in global and local solutions.
- We will work continuously to improve the health of our ecology, particularly our patients, team members and communities.
- We embrace an evolution of improvement with flexibility for incorporating emerging sustainability approaches and technologies.
- Our decisions must always ensure high quality, safe and continuous patient care without interruption to operations.



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Sustainability: Hospital Campus

Protect Our Community Ensuring Uninterrupted Safe Patient Care

- **Continuous Operation 24/7**
- **More Stringent Indoor Environmental Requirements**
 - Infection control
 - Pandemic response
- **Redundancy and Resiliency of Systems**
 - Emergency power and water
 - Infrastructure redundancy
- **Emergency Management**
 - Acuity Adaptability
 - Mass casualty planning
- **Unique Needs for Infrastructure**
 - Medical Gases
 - Emergency Access: Ambulance & Helipad

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Sustainability: Hospital Campus

Protect Our Community Ensuring Uninterrupted Safe Patient Care

Resilient Infrastructure for Unforeseen Challenges

- Enhance building systems capacity and redundancy
- Ensure emergency power capacity
- Ensure information technologies systems back up

Future Pandemics /Health Emergencies

- Increase airborne isolation room capability
- Increase patient room negative pressure/air change capability
- Enable acuity adaptable patient room for ICU capability*

Emergency Management/Threat Mitigation

- Eliminate flood & storm risk
- Zone building systems for containment & infection control
- Enable mass casualty adaptability

Sustainable Procurement

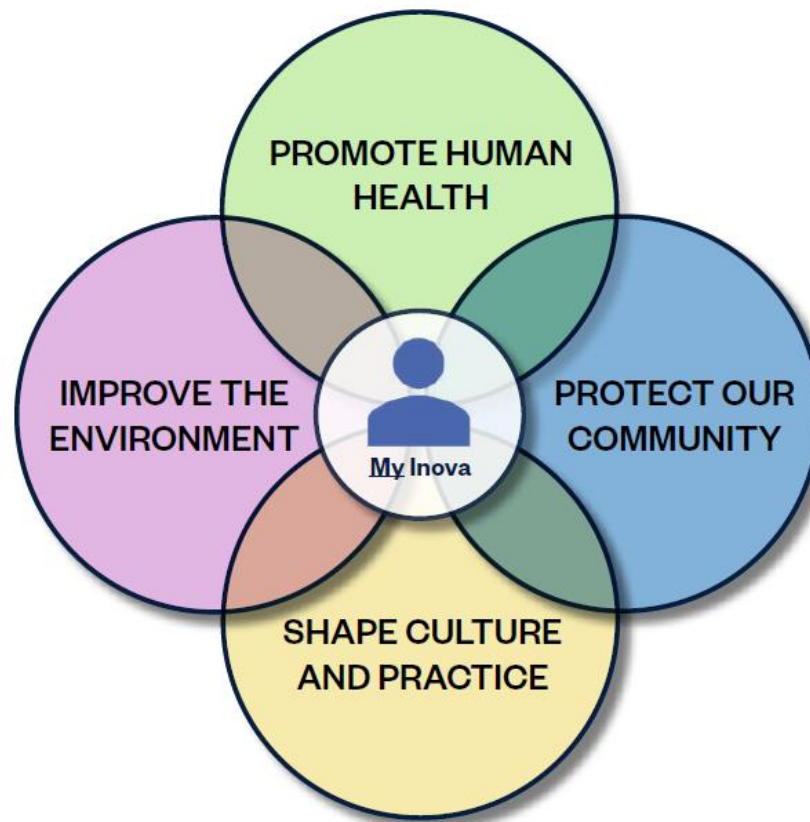
- Expand sustainable purchasing program
- Increase demand management capabilities

**Acuity adaptable room capability increases energy demand and precludes use of certain energy reducing technologies.*

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Sustainability: Hospital Campus

Inova's Sustainability Program Major Priorities



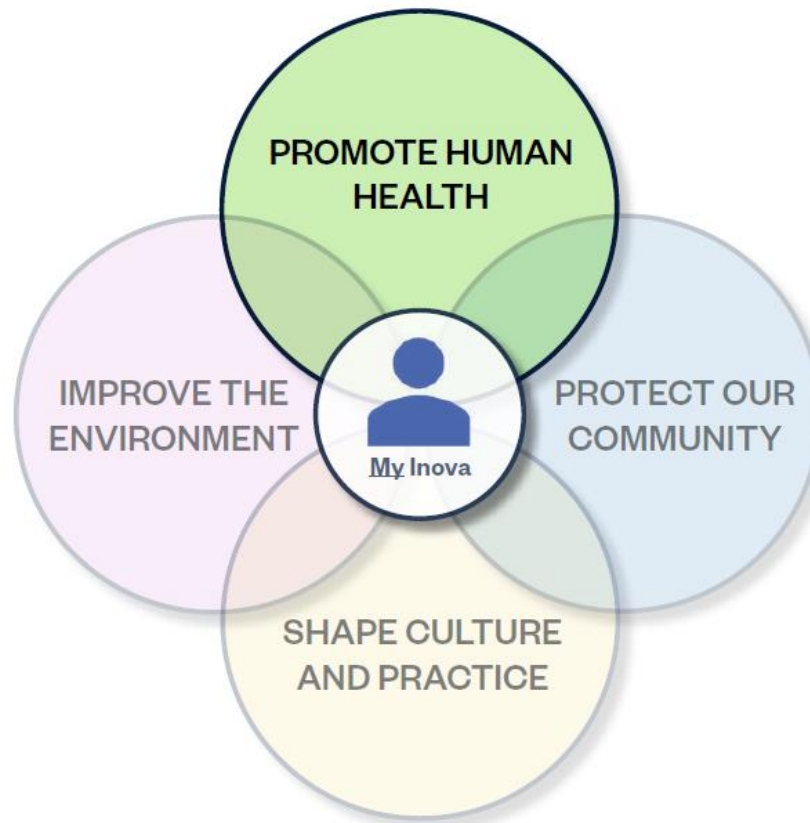
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Sustainability: Hospital Campus

Inova's Sustainability Program Promote Human Health

Objectives

- Maximize team member / patient well-being
- Optimize interior environmental quality
- Integrate natural light and landscape
- Ensure sustainable, local, healthy food



Initiatives

- Integrate Daylight & Views
- Restore Landscape
- Integrate Open Space
- Optimize Thermal Comfort
- Provide Individual Room Controls
- Enhance Indoor Air Quality
- Reduce Chemicals of Concern
- Optimize Acoustic Performance
- Engage Occupants in Active Design
- Purchase Sustainable, Healthy & Local Food
- Maximize Material Safety

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Sustainability: Hospital Campus

Inova's Sustainability Program Improve the Environment

Objectives

- Reduce our Environmental Impact
- Increase Energy Efficiency
- Responsibly Manage Resources
- Restore Landscape



Initiatives

- Purchase Renewable Energy (100% carbon free 2045)
- Convert to All-Electric in the Future
- Reduce Green-House-Gas Emissions & Limit use of Fossil Fuels
- Incorporate High Performance Building Enclosures & Systems
- Utilize Exterior Solar Shading Devices
- Include Advanced Energy Metering
- Integrate LED Lighting, Occupancy Sensors, Localized Controls
- Water Conservation 2030 Goal (40 Gal/ SF)
- Enhanced Commissioning
- Rainwater Management

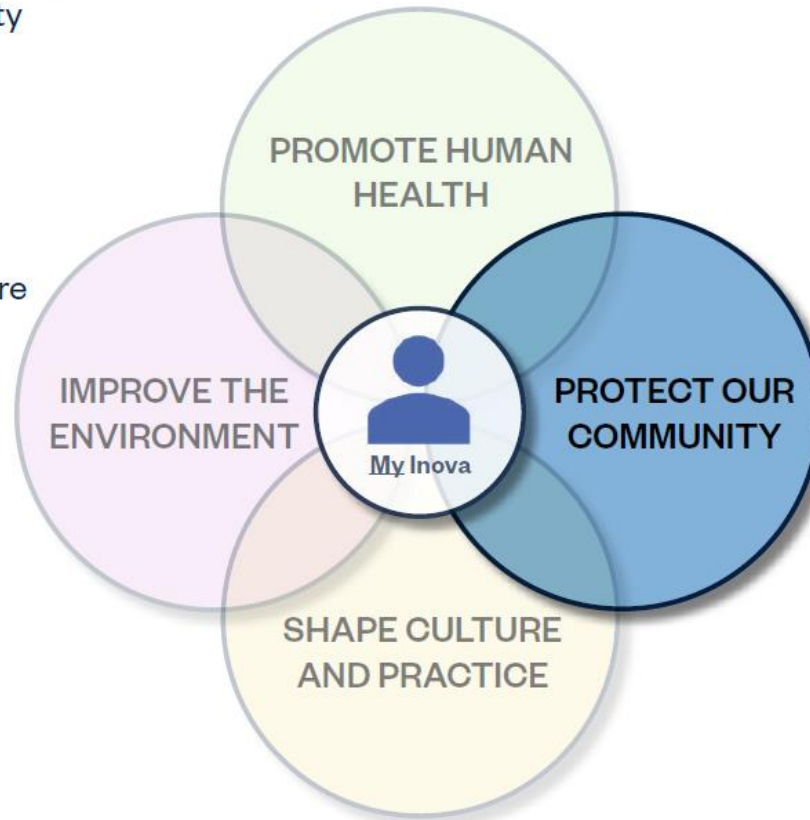
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Sustainability: Hospital Campus

Inova's Sustainability Program Protect Our Community

Objectives

- Ensure patient care continuity
- Respond to future pandemics/ unforeseen challenges
- Support sustainable procurement strategies
- Provide resilient infrastructure capacity



Initiatives

- Resilient System Designs
- Zoning of Systems for Containment & Infection Control
- Emergency Power
- Portable Water Back-up Plan
- Acuity Adaptability - Pandemic Mode
- Emergency Management Plans

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Sustainability: Hospital Campus

Inova's Sustainability Program Shape Culture and Practice

Objectives

- Decrease transportation footprint & promote alternatives
- Educate about health risks of climate change
- Support community health with access to services
- Integrate sustainability in care model



Initiatives

- Integrate Walkable District/ Bike Facilities
- Promote Alternative Transportation/ Transit Access
- Provide Electric Vehicle Charging
- Incorporate Green Cleaning & Pest Management
- Build Comprehensive Composting Innovation Program
- Expand Recycling Program
- Foster Sustainable Culture within the Inova's Ethos
- Engage in Patient Education/ Outreach Programs
- Expand Tele-Health & Tele-Work Programs

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Sustainability: Hospital Campus

Inova Alexandria at Landmark Sustainability Initiatives

Promote Human Health

- Maximize Daylight & Views
- Restoration of Landscape
- Healthy Food
- Thermal Comfort
- Indoor Air Quality
- Chemicals of Concern Reduction
- Acoustic Performance

Improve the Environment

- Renewable Energy Purchase (100% carbon free 2045)
- Future Conversion Capability to All-Electric
- Reduced Green-House-Gas Emissions
- High Performance Building Enclosures & Systems
- Exterior Solar Shading Devices
- Advanced Energy Metering
- LED Lighting, Occupancy Sensors, Localized Controls
- Water Conservation 2030 Goal (40 Gal/SF)
- Enhanced Commissioning
- Rainwater Management



Protect our Community

- Resilient System Designs
- Zoning of Systems for Containment & Infection Control
- Emergency Power
- Potable Water Back-up Plan
- Acuity Adaptability – Pandemic Mode
- Emergency Management Plans

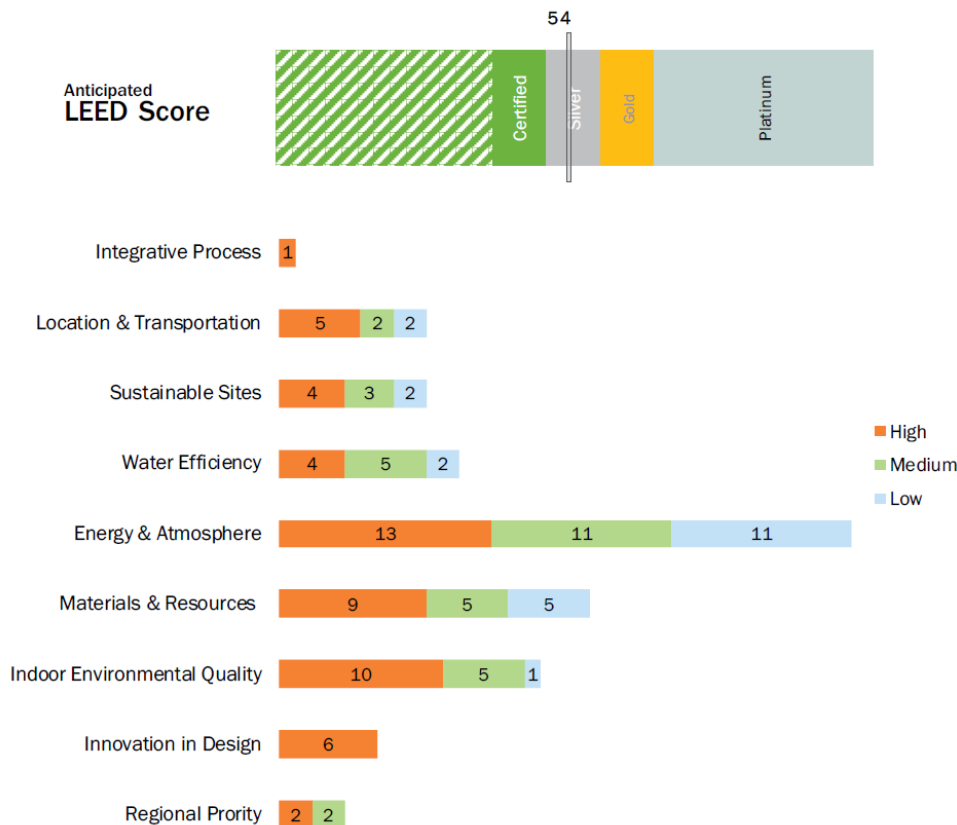
Shape Culture and Practice

- Walkable District/Bike Facilities
- Alternative Transportation Program/Transit Access
- Electric Vehicle Charging
- Green Cleaning & Pest Management
- Comprehensive Composting Innovation Program
- Sustainable Culture within the Inova's Ethos
- Recycling Program
- Patient Education/Outreach Programs

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Sustainability: Hospital Campus

Inova Alexandria at Landmark LEED Projection - Hospital



50-59 = **SILVER**

60-79 = **GOLD**

The inpatient hospital at Landmark has **54 High Probability** points and **33 in Medium Probability** projected. Inova will meet City's LEED Silver green building policy with potential for additional points to be explored during design phases.

City of Alexandria Performance Point Requirements

- Optimize Energy Performance 5 points
- Advanced Energy Metering 1 point
- Renewable Energy Production 2 points
- Outdoor Water Use Reduction by 50% 1 point
- Indoor Water Use Reduction by 40% 4 points
- Enhanced Commissioning Optional
- Construction IAQ Management Plan 1 point
- Low Emitting Materials (VOCs) 1 point
- Thermal Comfort 1 point
- Indoor Air Quality Assessment Survey Optional

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Sustainability: Hospital Campus

Inova Alexandria at Landmark

Strategies that cannot be implemented due to Site and Program Constraints

Roof Solar Generation

- Limited roof area due to screened mechanical equipment, helipad, and cooling towers
- Parking garage roof area shaded by bed towers
- Podium rooftops will include green roof and outdoor terrace space for place of respite

Geothermal Energy

- Limited site area and need for expansion precludes large well field
- Limited geothermal well field size yields minimal energy benefit to project

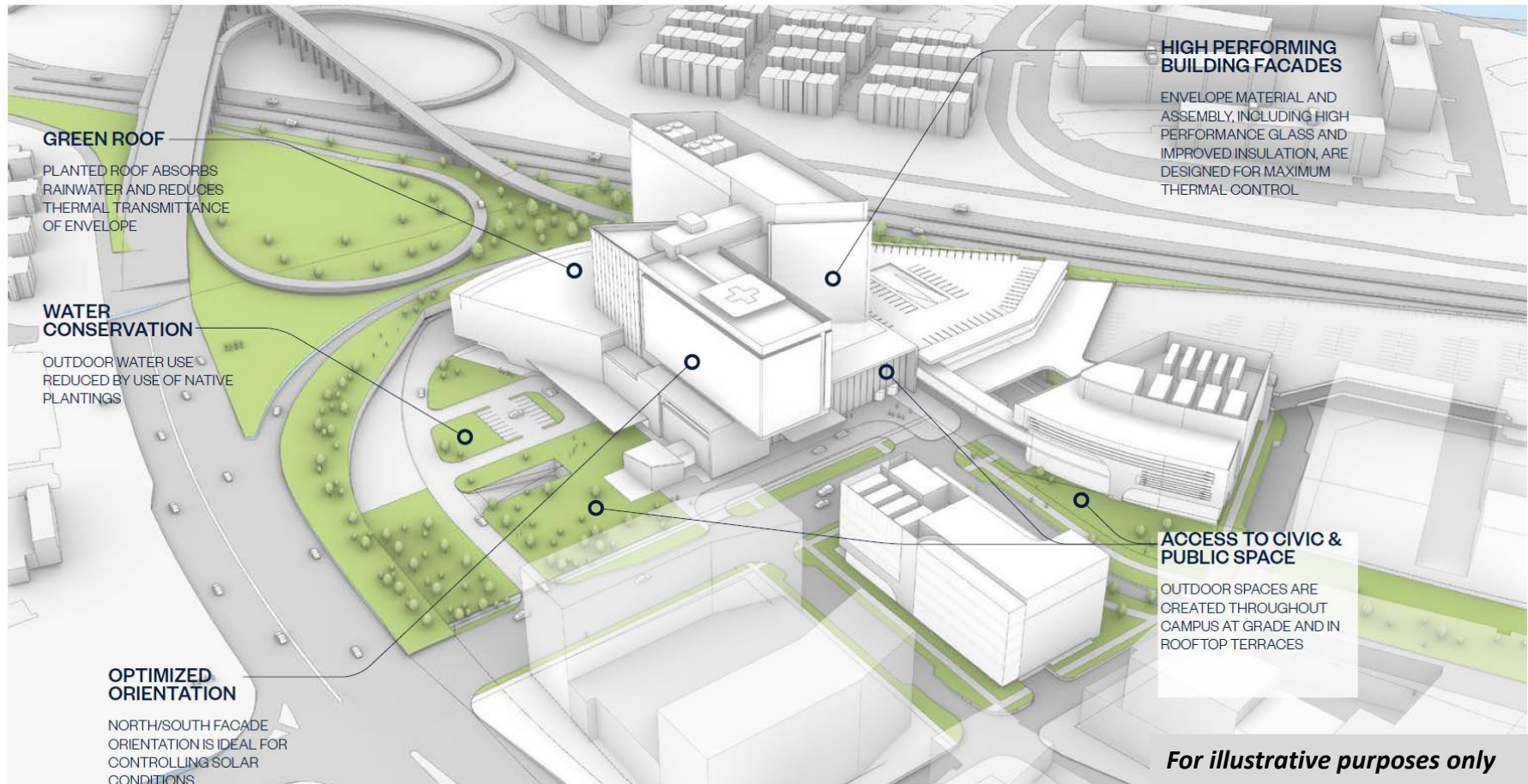
Water Conservation (40 gal/SF Inova goal)

- Inpatient units require single-use bathrooms without urinals
- Inability to utilize automatic or low-flow faucets due to infection control (legionella)
- Grey water re-use not viable due to infection control

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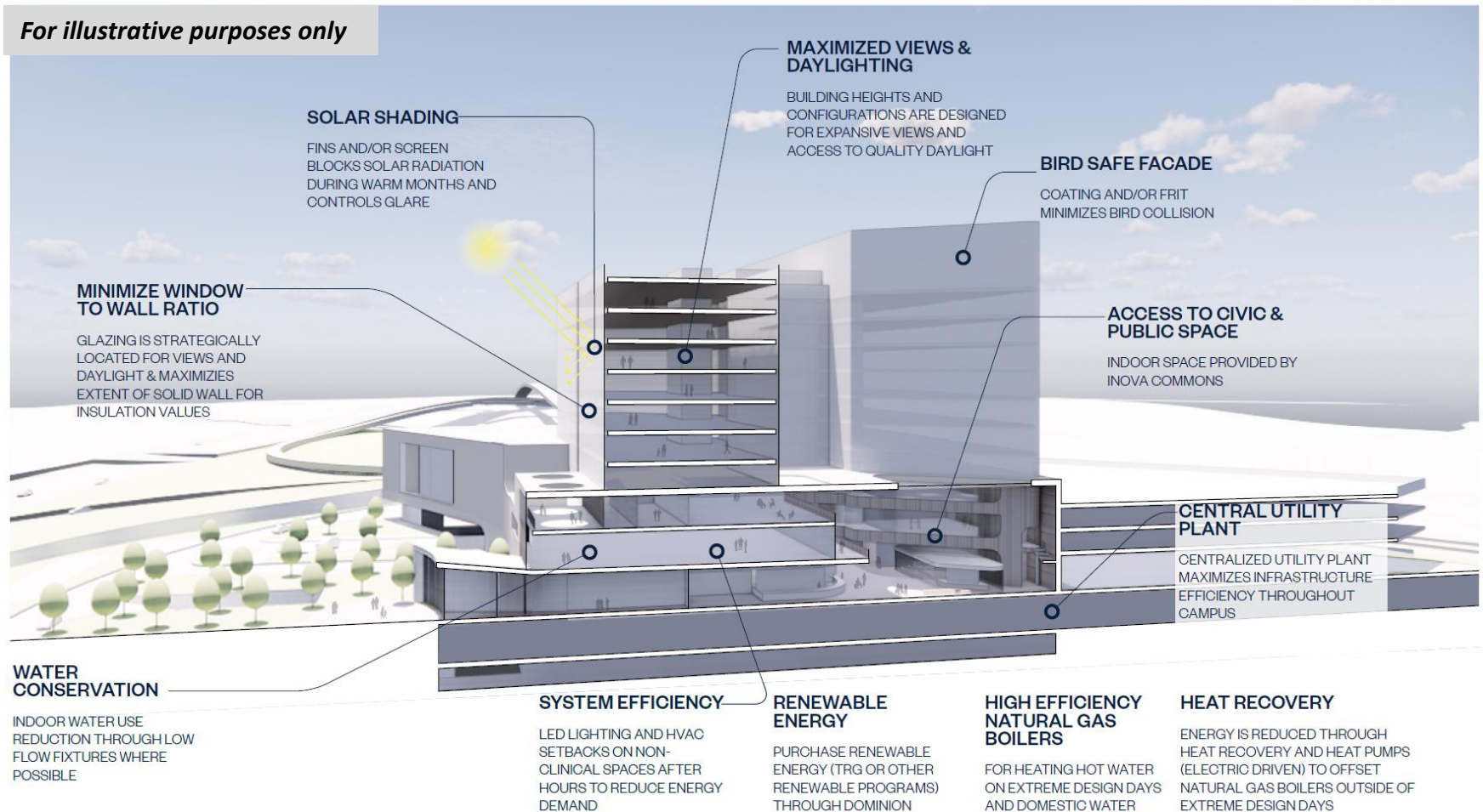
Inova Alexandria at Landmark Sustainability Initiatives



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Inova Alexandria at Landmark Sustainability Initiatives



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Sustainability: Hospital Campus

Leveraging a Partnership with Dominion Power



Dominion Renewable Energy Goals
Carbon Free Grid

75% by 2035
100% by 2045

**Inova will be investing in green infrastructure through
Dominion's Renewable Energy Program.**

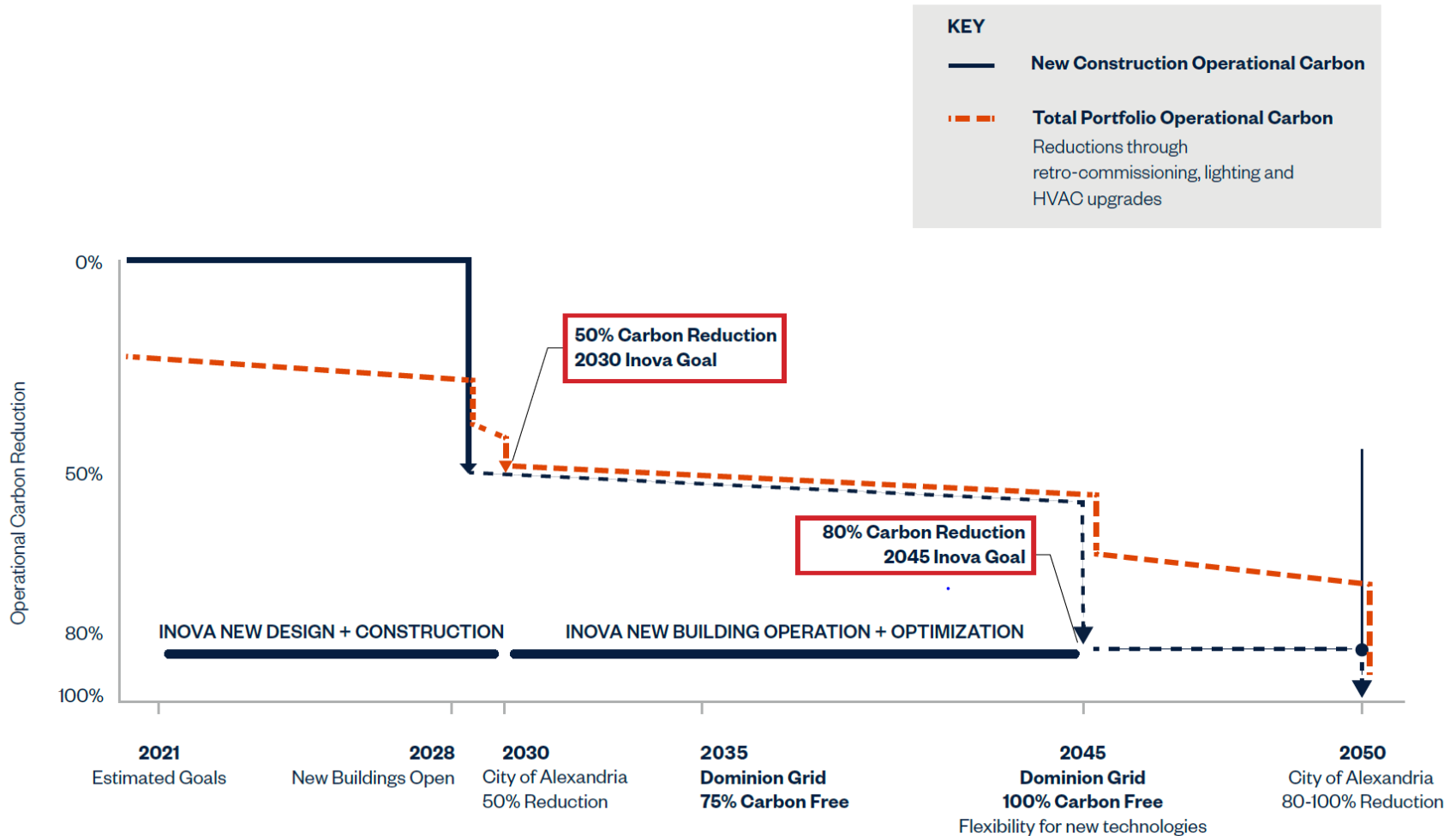
Washington Post, March 6, 2020

"The Virginia Clean Economy Act requires the state's biggest utilities to deliver electricity from 100 percent renewable sources by 2045... 'This is a true turning point in the climate fight here in Virginia, as we take our place among the top states in the nation working to cut emissions and move away from dirty fossil fuels,' Michael Town, executive director of the Virginia League of Conservation Voters, said in a statement."

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Sustainability: Hospital Campus

Inova Alexandria at Landmark Path to Reduce Carbon



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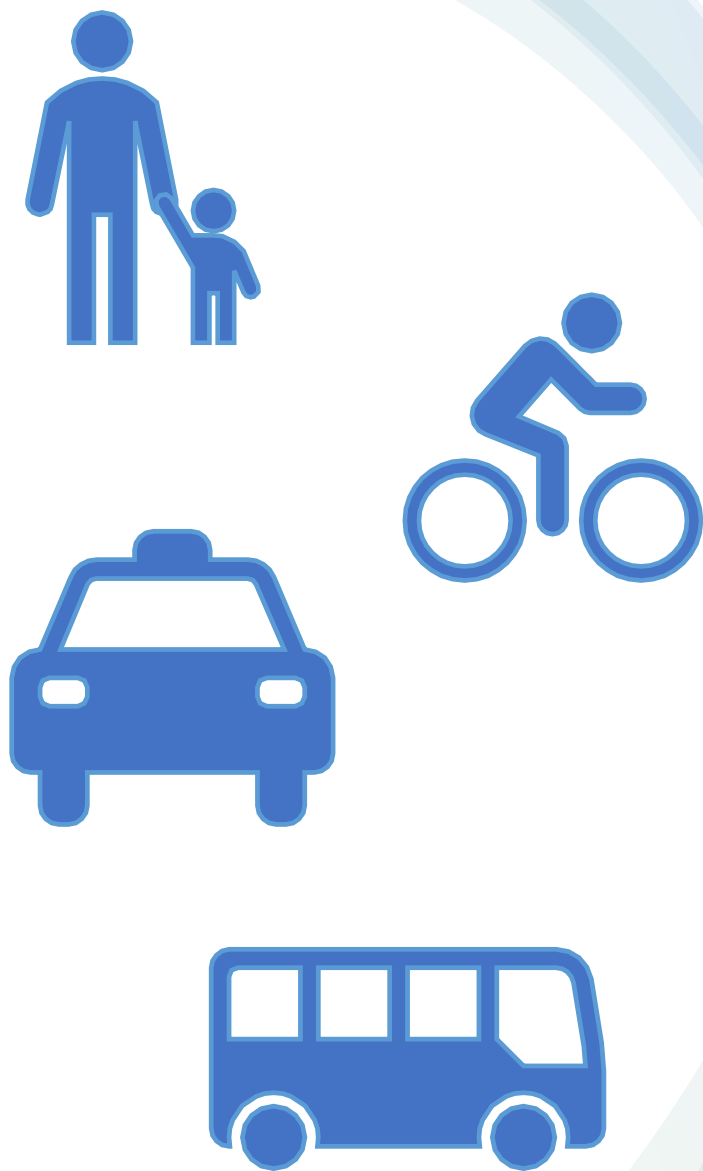
Q&A / Discussion

Advisory Group Discussion

Community Q&A

35 minutes, total

General public may post questions in the “Q&A” function or use the “Raise Your Hand” feature to speak



MULTIMODAL TRANSPORTATION & CONNECTIONS

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Multimodal Transportation: Goals of the Landmark/ Van Dorn Corridor Plan

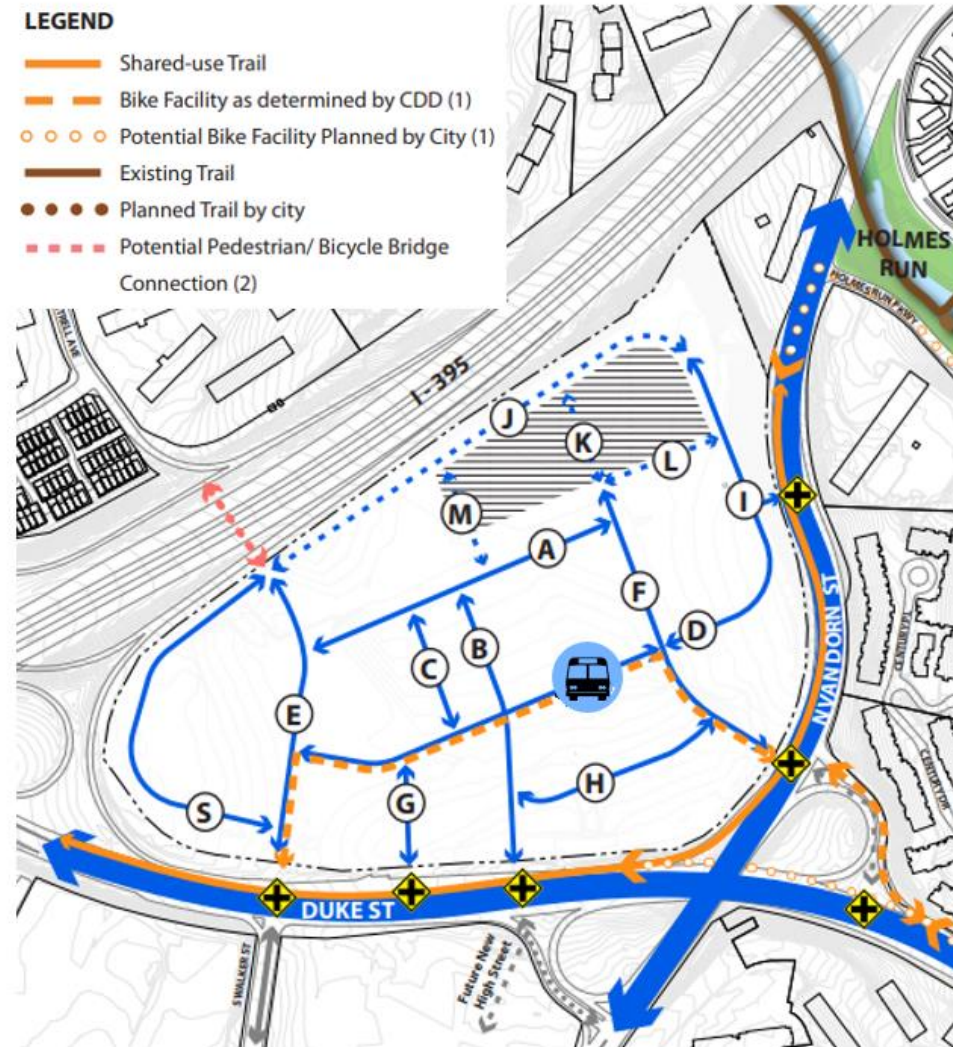
Goals:

- Connect Landmark with surrounding neighborhoods
- Increase pedestrian and bike safety
- Continue to serve as regional destination

How:

- Removal of Duke Street fly-over
- Introduce new grid of streets
- Improve and increase pedestrian and bicycle connections
- Improve and increase intersections along Duke Street and Van Dorn Street
- Improve and relocate regional transit hub
- Provide additional connection to site from 395

Traffic analysis considered with CDD rezoning



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Multimodal Transportation: Existing Conditions

Vehicular

- Limited intersections for site access
- Exclusively outdated auto-centric transportation

Pedestrians

- Significant barriers to walking and rolling along and across high-volume roadways
- Site currently without pedestrian walkways or integration into surrounding community



Bicycles

- Significant barriers in the form of high-volume arterial roadways (Duke Street and Van Dorn Street) and no dedicated bicycle connectivity
- Closest bicycle facilities are along Stevenson Avenue approximately 0.3 miles to the southwest of the site
- Only one Capital Bikeshare station located within one mile of the site

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Multimodal Transportation: Summary of Infrastructure Changes



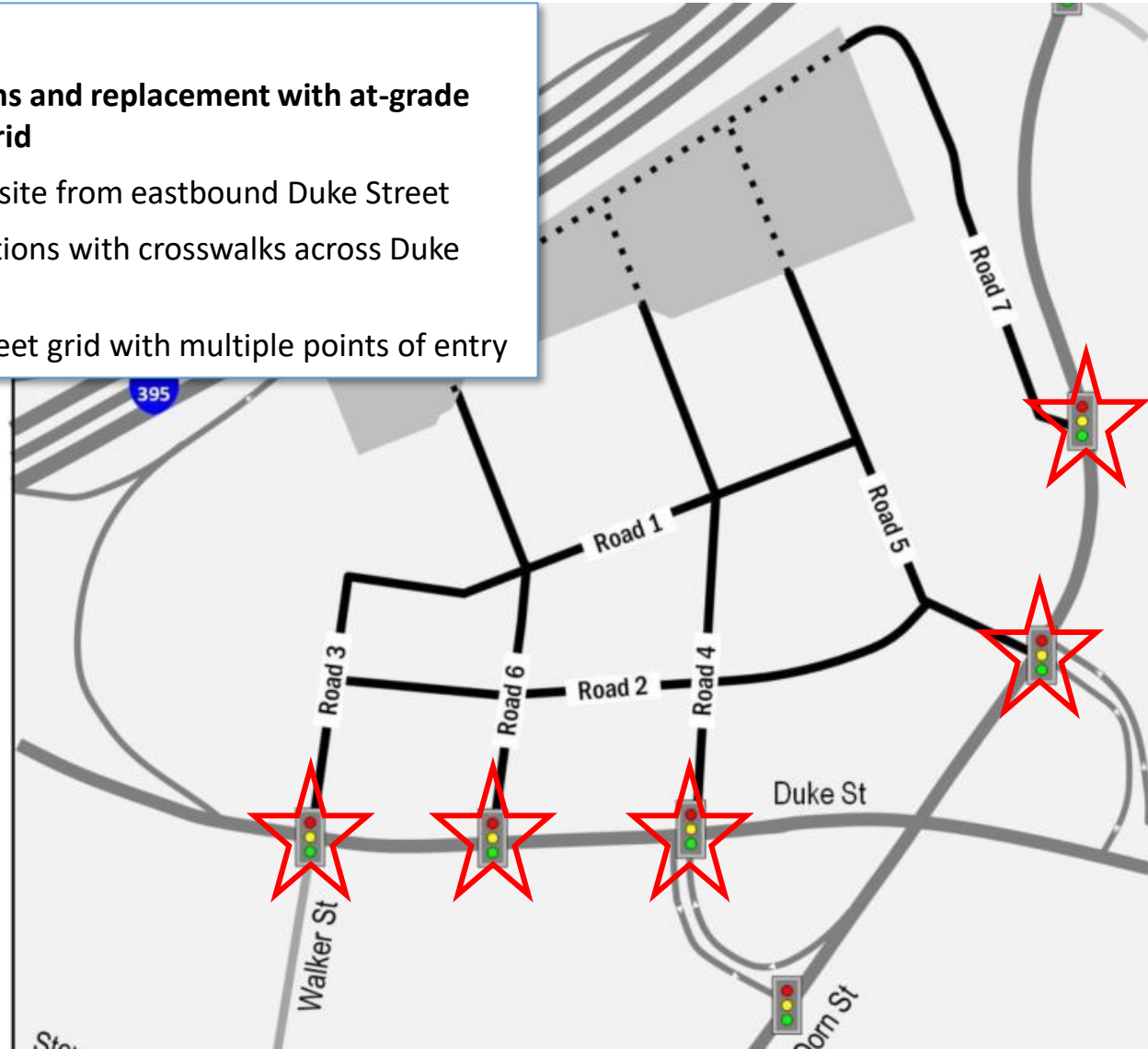
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Multimodal Transportation: Proposed Infrastructure Elements

Vehicular

Removal of highway-style connections and replacement with at-grade intersections supporting the street grid

- ✓ Removal of flyover ramp into the site from eastbound Duke Street
- ✓ Five improved signalized intersections with crosswalks across Duke and Van Dorn Streets
- ✓ Creation of an interconnected street grid with multiple points of entry

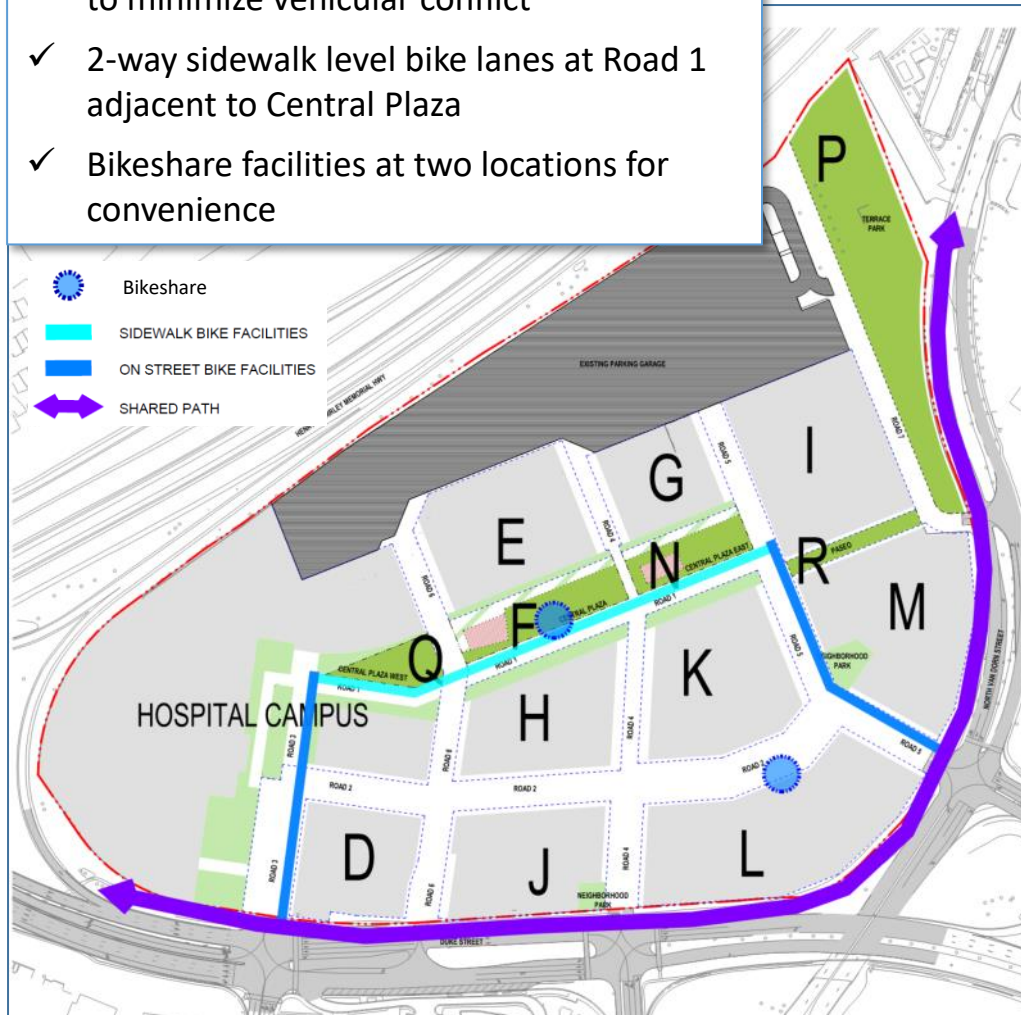


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Multimodal Transportation: Proposed Infrastructure Elements

Bicycles

- ✓ Protected 2-way bike lanes at key locations to minimize vehicular conflict
- ✓ 2-way sidewalk level bike lanes at Road 1 adjacent to Central Plaza
- ✓ Bikeshare facilities at two locations for convenience



On Street, Two-Way Bike Lanes



2nd Street SW Cycle Track, Washington, DC (Gorove Slade)

Sidewalk level 2-way Bike Lanes



Bicycleshare



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Multimodal Transportation: Proposed Infrastructure Elements

Pedestrians

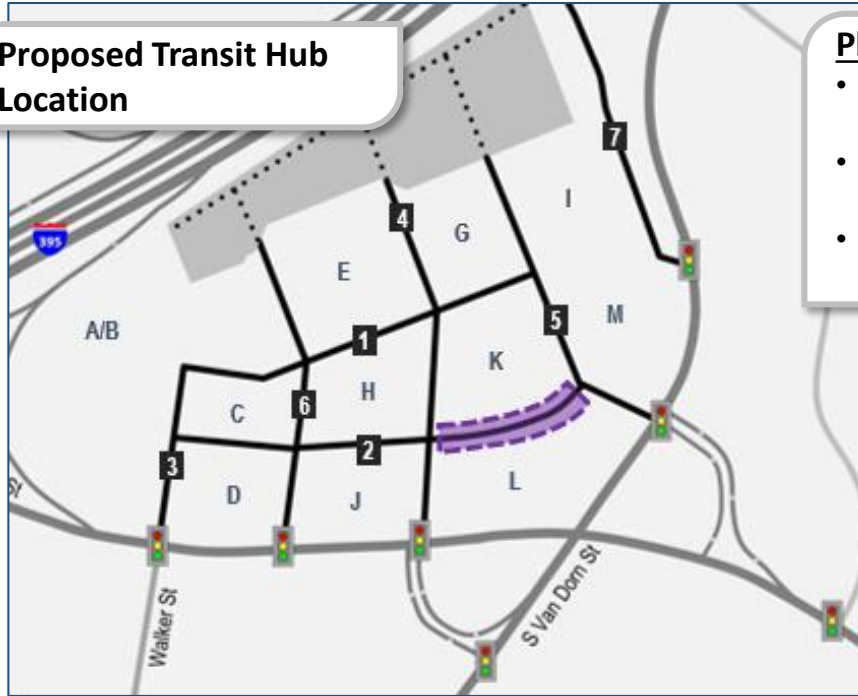
- ✓ Pedestrian facilities provided along streets
- ✓ Sidewalks may include outdoor dining uses, passive recreation spaces, among other amenities.
- ✓ Plan does not preclude potential future pedestrian bridge across 395



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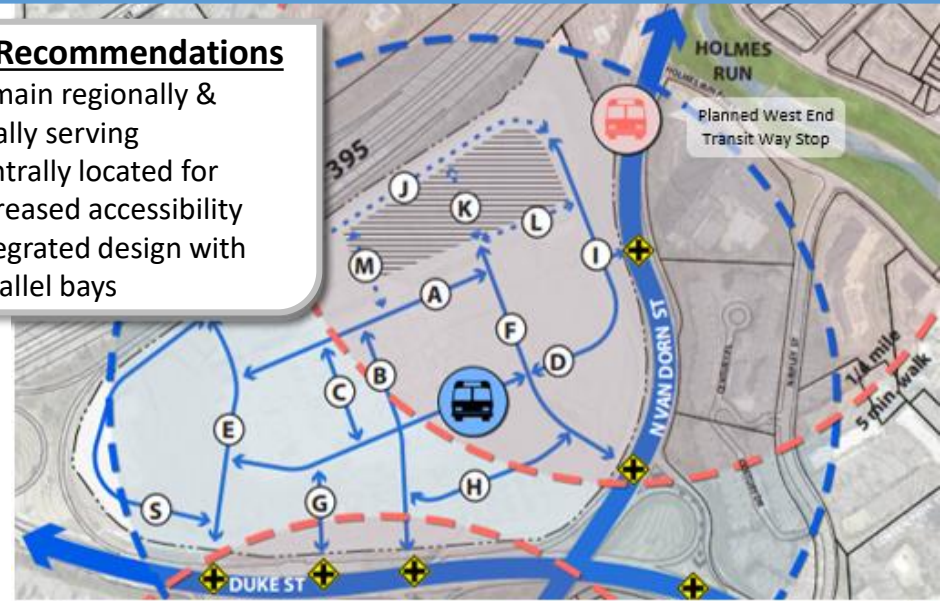
Multimodal Transportation: Proposed Infrastructure Elements

Proposed Transit Hub Location



Plan Recommendations

- Remain regionally & locally serving
- Centrally located for increased accessibility
- Integrated design with parallel bays



Transit Hub

- ✓ Transit hub located on Road 2 between Roads 4 and 5
- ✓ Routing takes advantage of full movement intersections of Road 5 and Van Dorn Street and Road 4 and Duke Street
- ✓ Three stops on each side, parallel to the street
- ✓ One stop on each side will fit articulated buses



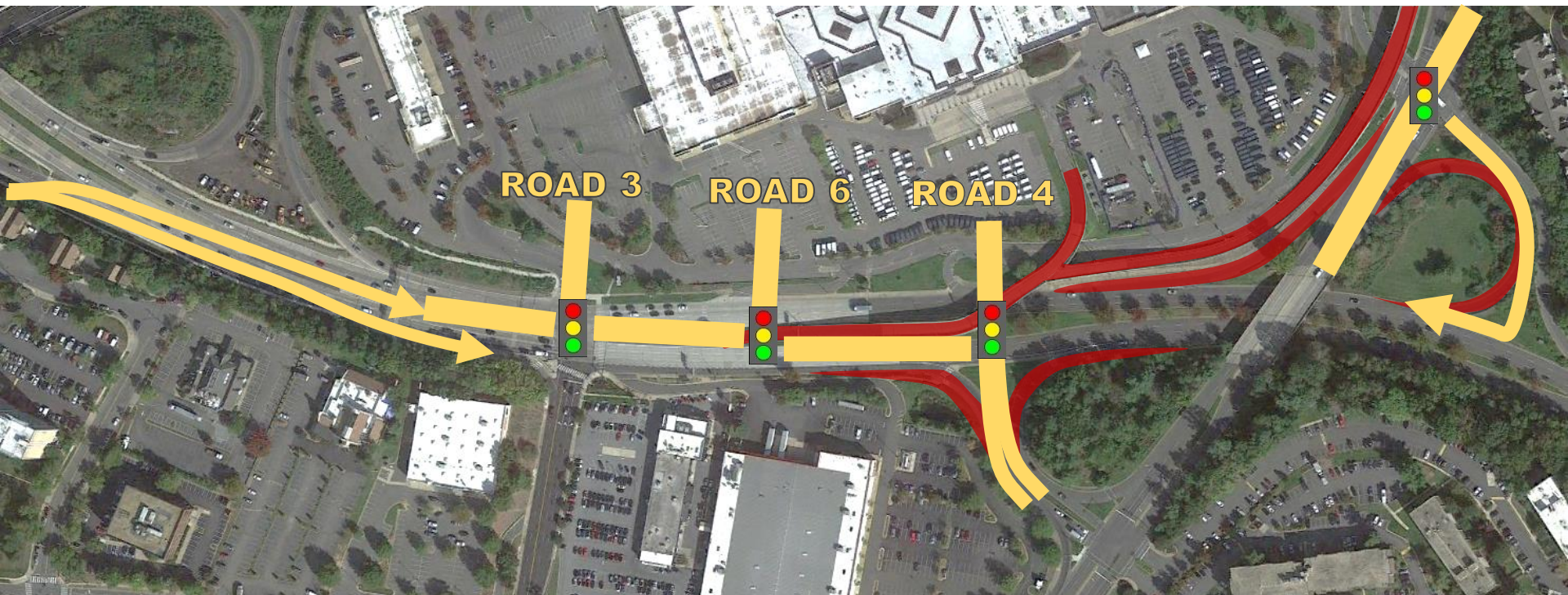
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Multimodal Transportation: Summary of Traffic Analysis

Multimodal Transportation Study Conclusions

The proposed development will not have a negative impact on the surrounding transportation network, assuming the proposed infrastructure recommendations are implemented, including...

- ✓ Removal of flyover / ramps from eastbound Duke Street
- ✓ Strategic roadway/intersection improvements along Duke Street
- ✓ Coordinate I-395 / Duke / Walker / Road 3 Southbound Merger

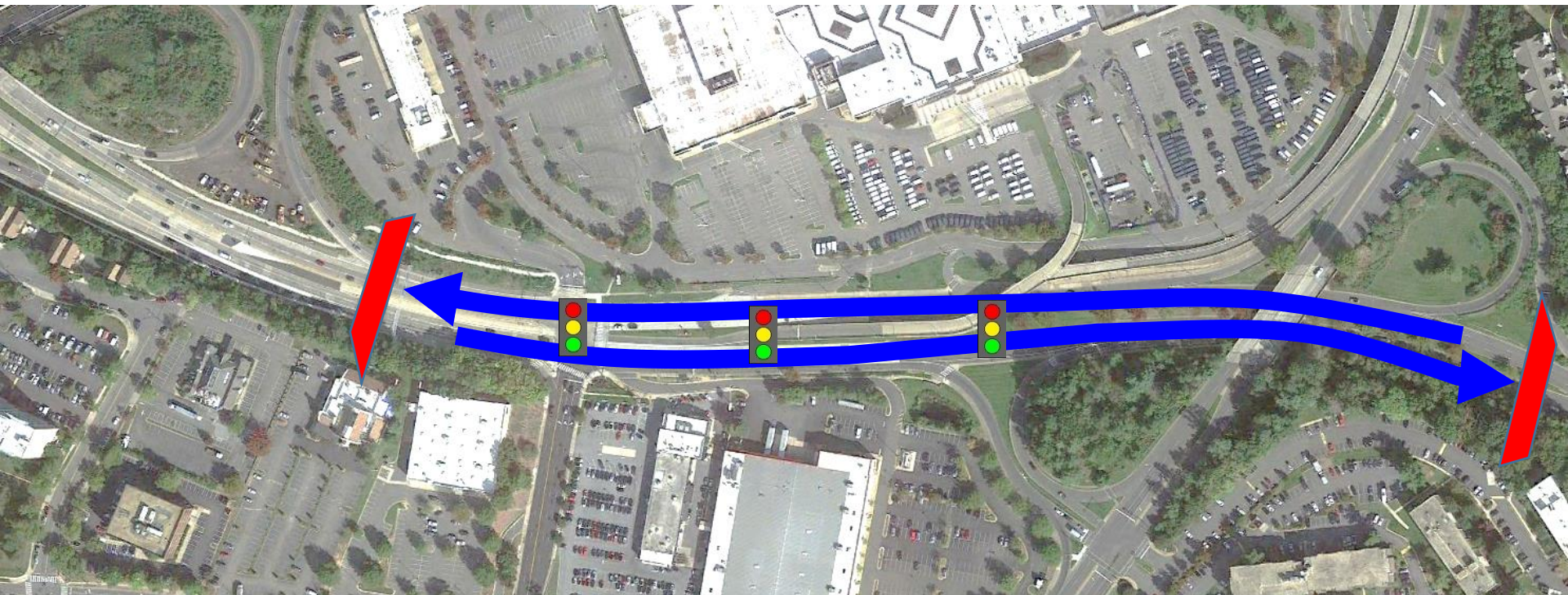


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Multimodal Transportation: Summary of Traffic Analysis

Additional travel times along Duke Street adjacent to Landmark (through traffic):
Projected difference in the future travel times upon Landmark build-out

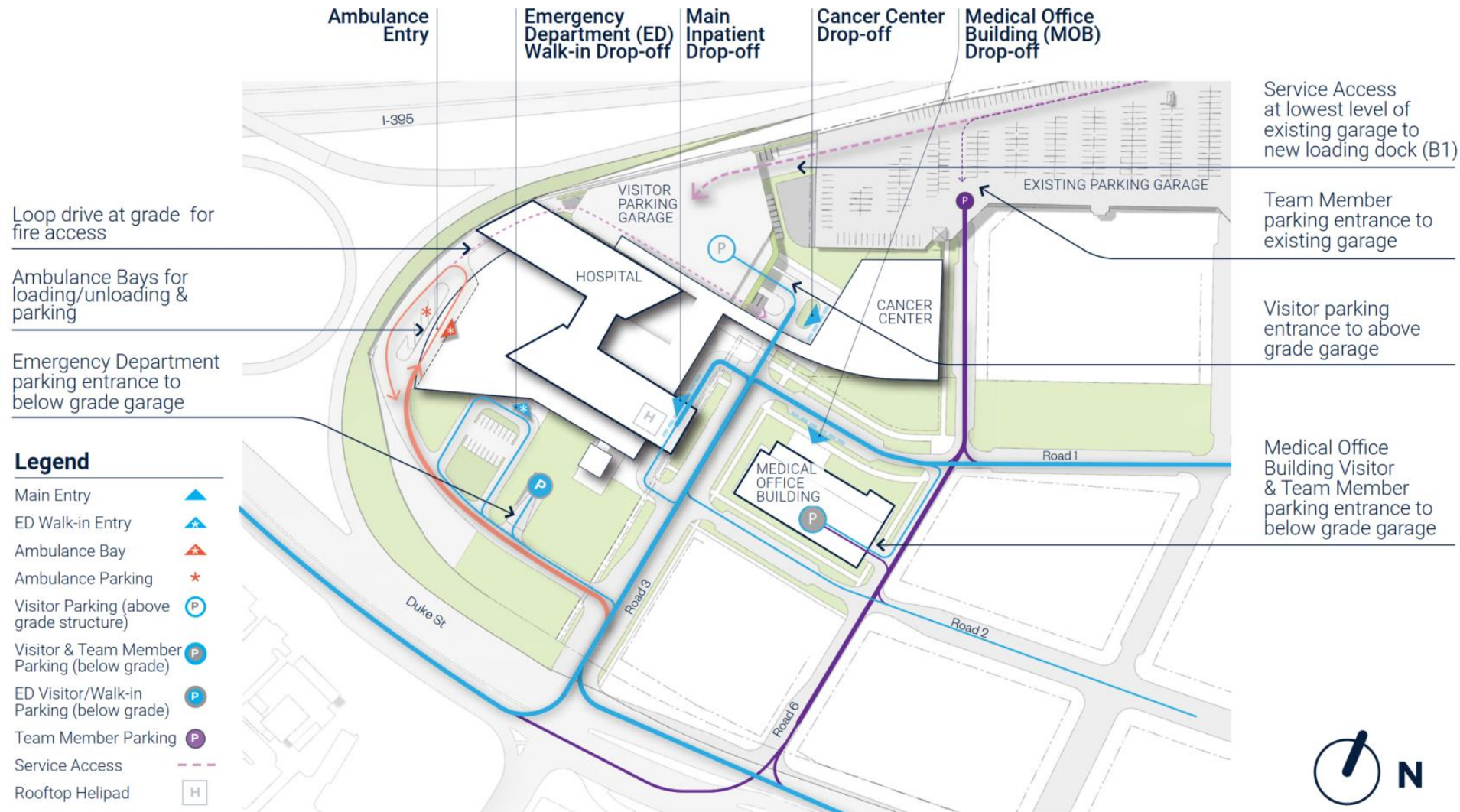
- Morning commuter peak hour
 - Eastbound Duke St: +6.9 sec
 - Westbound Duke St: +27.8 sec
- Afternoon commuter peak hour
 - Eastbound Duke St: +25.1 sec
 - Westbound Duke St: +50.0 sec



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Multimodal Transportation: Hospital Campus Operations

Hospital Campus Site Access



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Q&A / Discussion

Advisory Group Discussion

Community Q&A

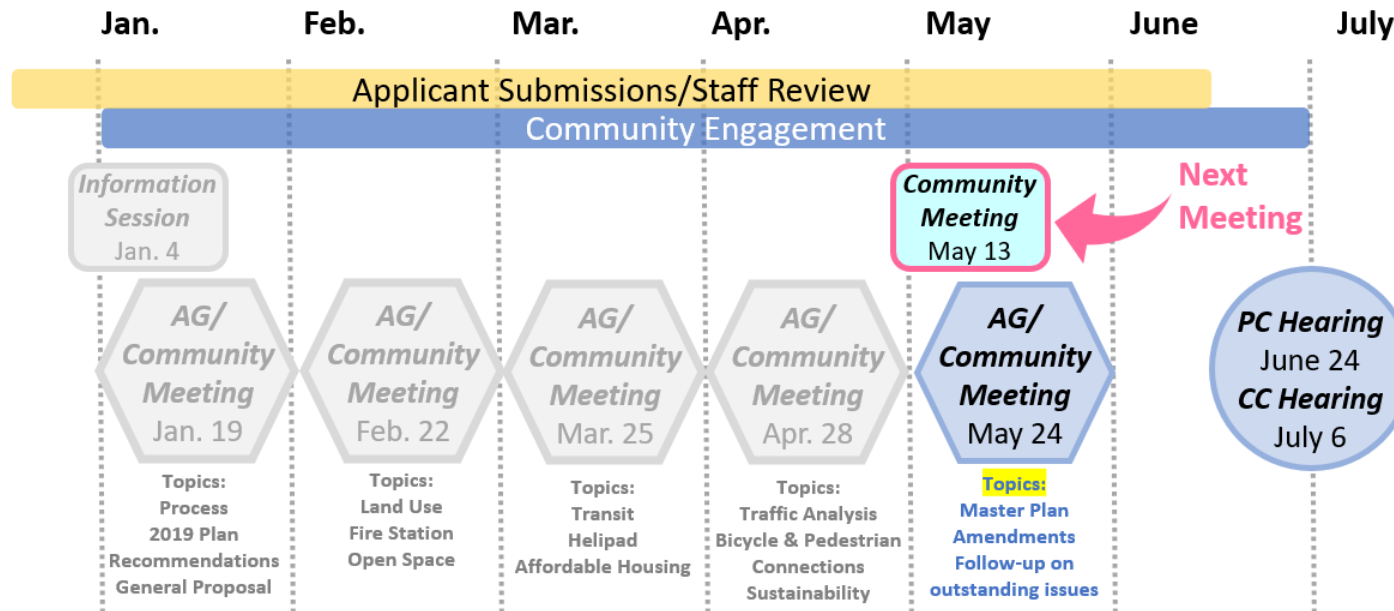
35 minutes, total

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Closing: Process, Next Steps, Contact Info

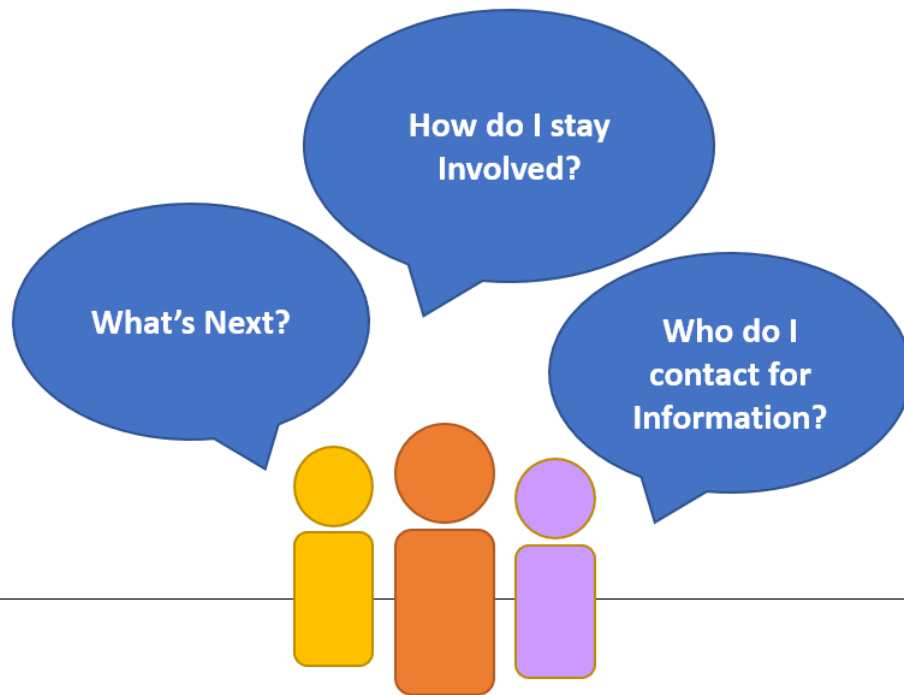
Landmark MPA/CDD/Rezoning Schedule



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Closing: Process, Next Steps, Contact Info



Next Events:

May 13 @ 7 pm: Virtual Community Meeting

May 24 @ 6 pm: EWLVD Advisory Group Virtual Meeting

Visit the Website!

Alexandriava.gov/Landmark

- *Presentation & recording of this meeting*
- *Previous event materials*
- *Applicant submission materials*
- *Links to previous planning process*

Sign up for eNews notifications

Alexandriava.gov/enews

Contact Ashley Labadie with Questions:

- Ashley.Labadie@alexandriava.gov
- 703.746.3801